



2023

MID-YEAR REPORT

Planning & Development Services



Table of Contents

- Planning & Development Services.....3
- Introduction & Application Process.....4
- 2023 Halfway Highlights.....5
- Inquiry, Submission & Review6
 - Development Inquiry Meetings6
 - Land Development Applications Received7
 - Land Development Applications Received Map8
- In-Stream Development Applications10
 - Residential Lots & Units10
 - Industrial, Commercial & Institutional Floor Space.....11
 - Residential Lots & Units Map12
 - Industrial, Commercial & Institutional Floor Space Map14
- Approval & Issuance16
 - Residential Lots & Units16
 - Industrial, Commercial & Institutional Floor Space.....17
 - Residential Lots & Units Map19
 - Industrial, Commercial & Institutional Floor Space Map20
- Construction22
 - Building Permits (Number).....22
 - Building Permits (Value).....23
 - Residential Units.....24
 - New Agricultural, Industrial, Commercial & Institutional Floor Space25
 - Building Inspections25
 - Issued Building Permits Map (Rural)26
 - Issued Building Permits Map (Urban)28
- Current Initiatives.....30

Cover image: 2790 Gladwin Road and 32845 Ventura Road
Image by: David Tyrell Architecture

Source of all data: City of Abbotsford, Planning and Development Services unless otherwise stated.

Planning & Development Services

The Planning & Development Services Department consists of three main divisions: Community Planning, Development Planning, and Building Permits & Licences.

Community Planning manages the City’s Official Community Plan (OCP), bringing together land use, urban design and social planning policies, along with overall infrastructure needs into long range land use plans. The division is responsible for the development and implementation of strategies, policies and plans that guide the City’s future growth and development.

Development Planning is responsible for reviewing and processing development applications such as rezoning, subdivision and development permits. These applications are reviewed for compliance with the OCP, Zoning Bylaw and other municipal bylaws and policies.

Building Permits and Licences is responsible for ensuring all building construction in the City meets Building Code requirements for health, life safety and fire protection. Functions include plan checking, building permit issuance, on-site inspections and business licencing.

For more information: abbotsford.ca/business-development



Introduction

The 2023 Planning and Development Services (PDS) Mid-Year Report summarizes the first two quarters of the year, a snapshot of how we've progressed over the past six months. The document outlines progress and accomplishments regarding development activity, trends and department initiatives.

Application Process

Inquiry

There is a lot of information to consider before making an application, including understanding the relevant City plans, procedures, and bylaws. Development Inquiry Meetings (DIMs) are an opportunity to meet with City staff, discuss ideas, and determine how the City's plans and policies affect a potential application.

Submission and Review

Once an application is submitted, staff review and refer the proposal to other agencies, if required. Development applications are first reviewed by the Development Application Review Team (DART) for general compliance and to identify requirements from each department. Once the application is reviewed and revisions are completed, the application can proceed to the next step.

Approval and Issuance

Depending on the type of application, it will either be reviewed by Council or City staff. If an application is supported, and is approved in principle, requirements for final approval must be met. A building permit application will be accepted once the development is approved in principle. The building permit will be issued once the requirements for final development approval and building permit issuance are met.

Construction

Once the building permit has been issued, construction can begin. Construction activity must meet the requirements of City bylaws and other government agencies. Applicable inspections are undertaken during the appropriate stages of construction and prior to occupancy of the building.



The 2023 PDS Mid-Year Report shows where we are today with activity and trends.

PDS reports statistics on department activity twice a year.

For more information, please visit:

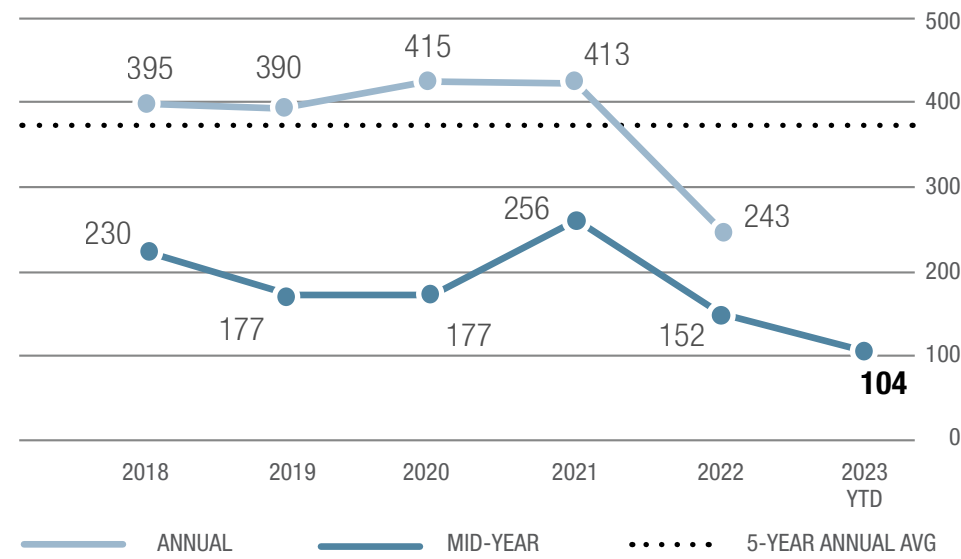
abbotsford.ca/business-development/statistics

Inquiry, Submission & Review

Development Inquiry Meetings

> Staff coordinated 104 DIMs through the first two quarters of 2023.

Total Number of DIMs

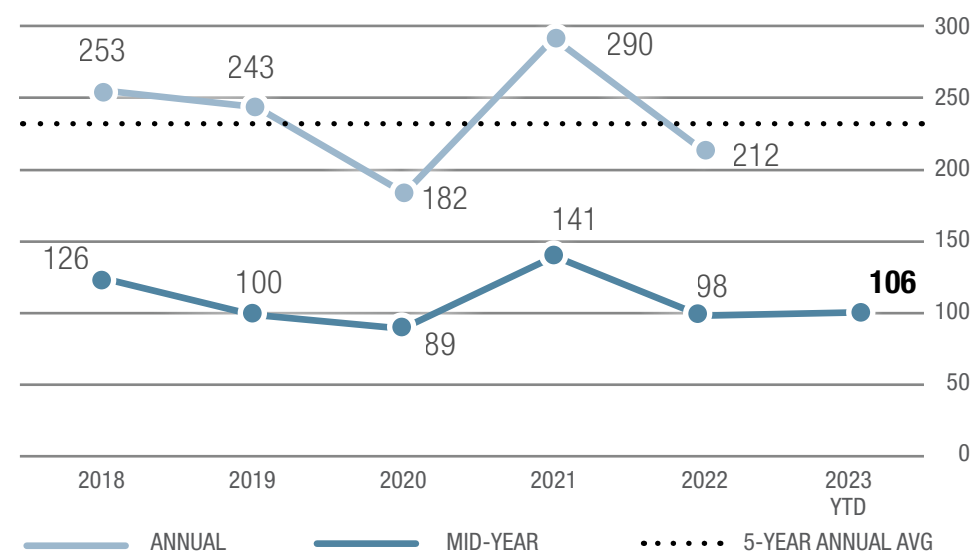


Development Inquiry Meetings (DIMs) are intended to provide preliminary comments to land owners and developers considering development in respect to the Official Community Plan, Development Permit Areas/Guidelines, zoning, and anticipated off-site upgrades.

Land Development Applications Received

> The total number of land development applications received in the first half of 2023 (106) remained consistent with the previous year.

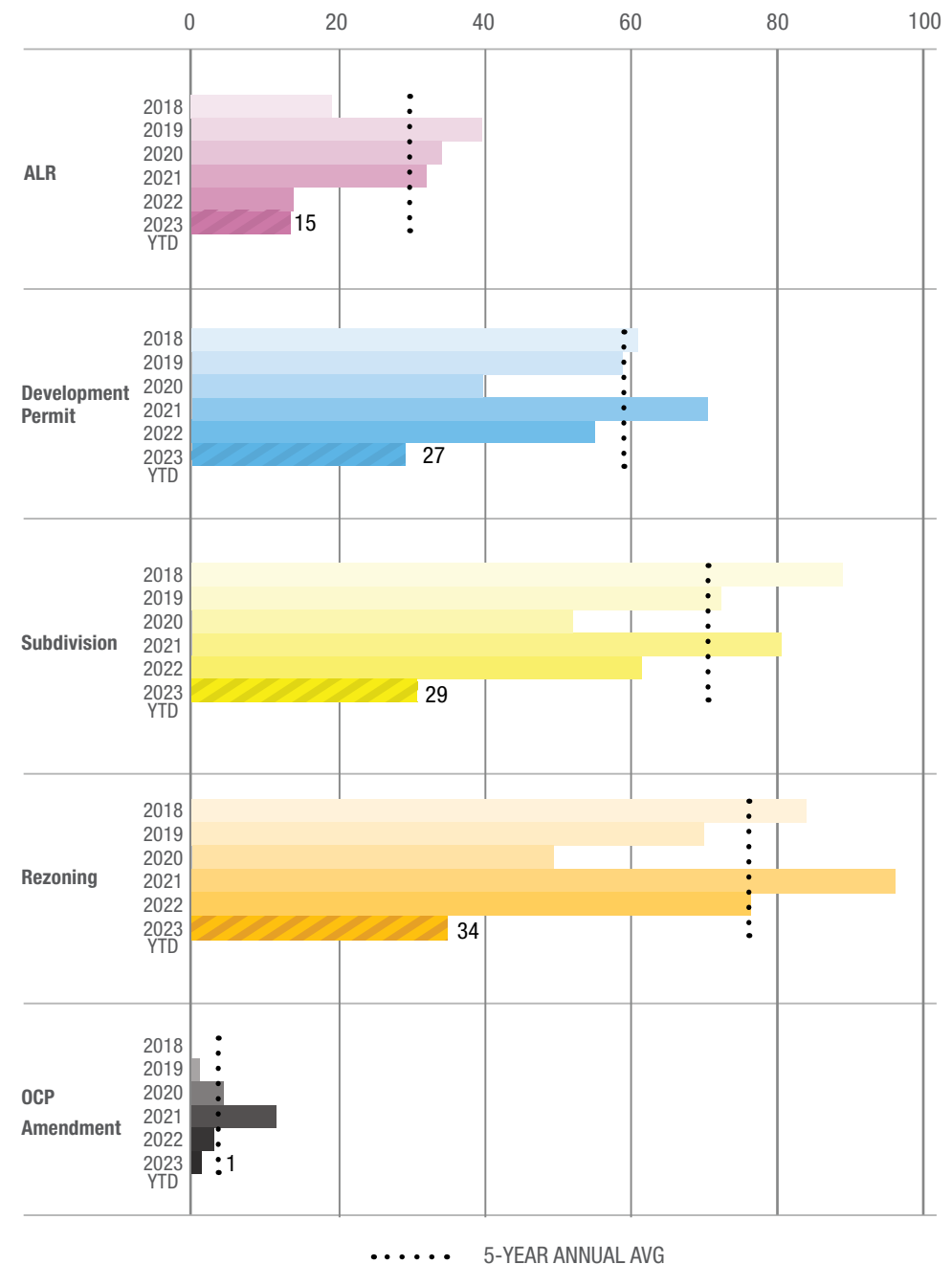
Total Land Development Applications Received



Land Development Applications Received (cont'd)

> The number of development applications remained consistent with the 2022 mid-year totals and are on pace to achieve the 5-year average.

Land Development Applications Received by Type

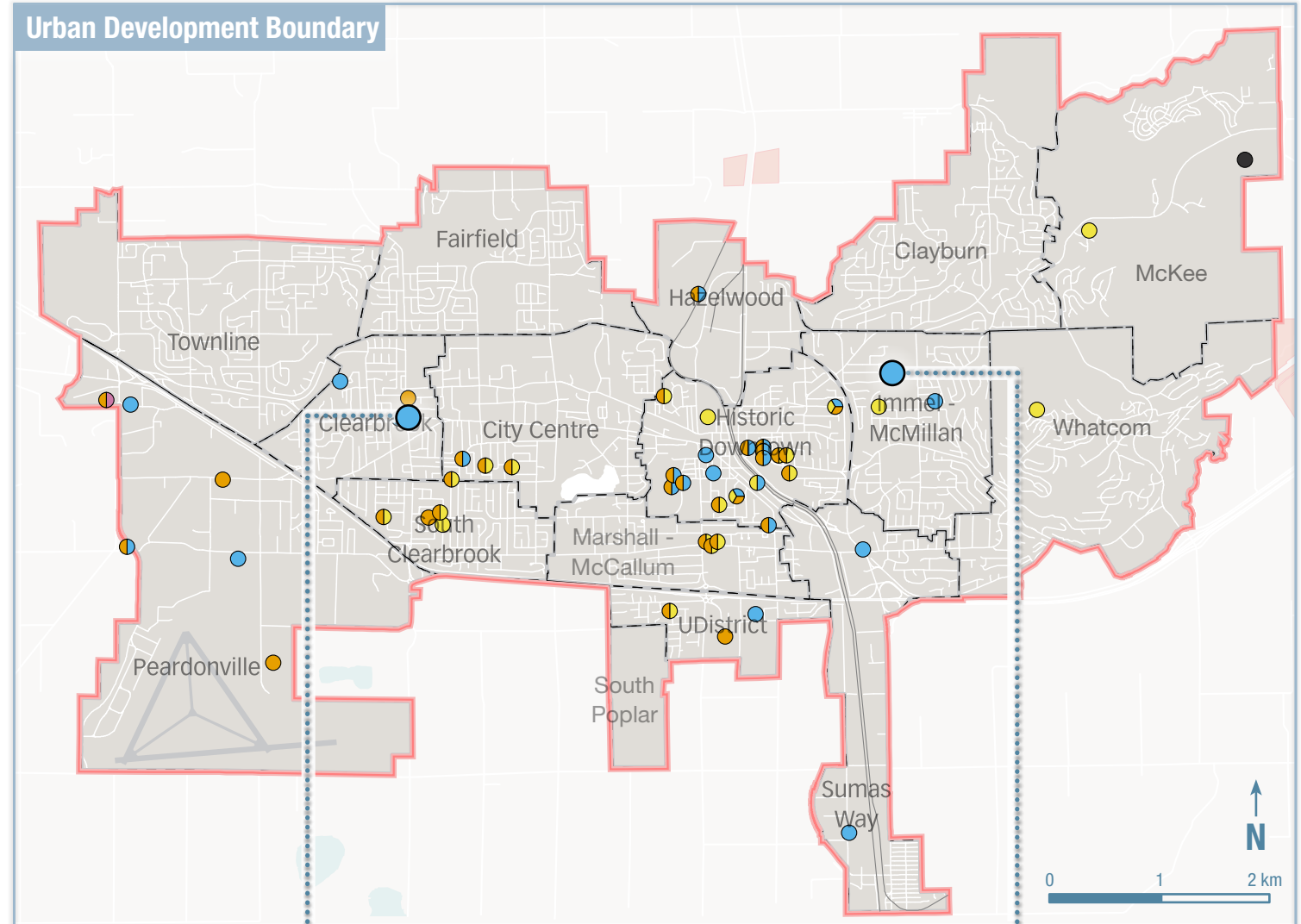
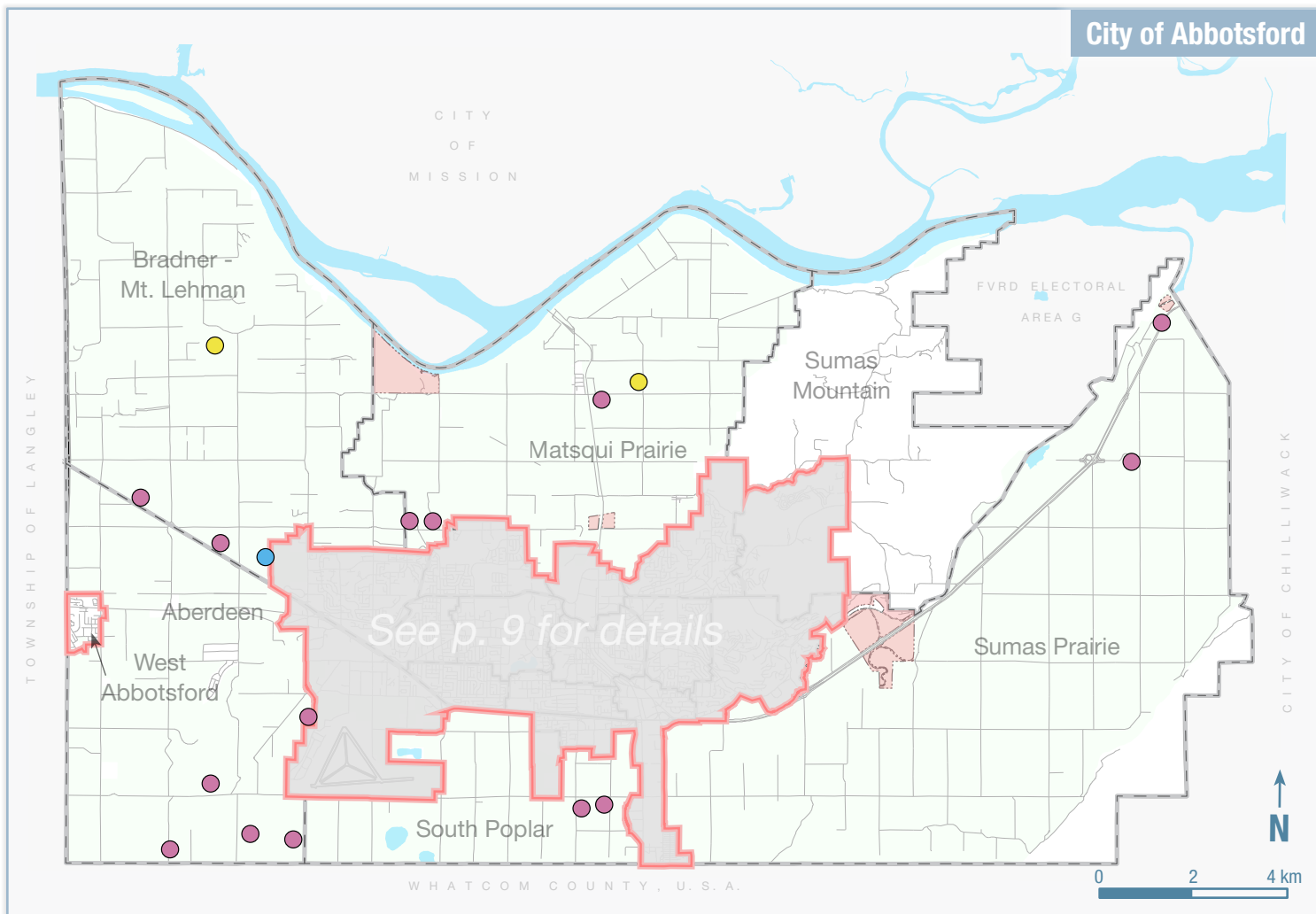


Rezoning applications have been the most common type of development application since 2021.

Land Development Applications Received

Application Type

- Agricultural Land Reserve
- Development Permits
- OCP Amendments
- Rezoning
- Subdivisions
- Rezoning + Subdivision
- Rezoning + Development Permit
- Rezoning + Agricultural Land Reserve
- Rezoning + Subdivision + Development Permit
- Urban Development Boundary
- Community Boundaries
- Agricultural Land Reserve
- First Nations



32024/32034 Mt. Waddington
43 Apartment Units

DP



2857 McMillan Road
Rowhomes

DP

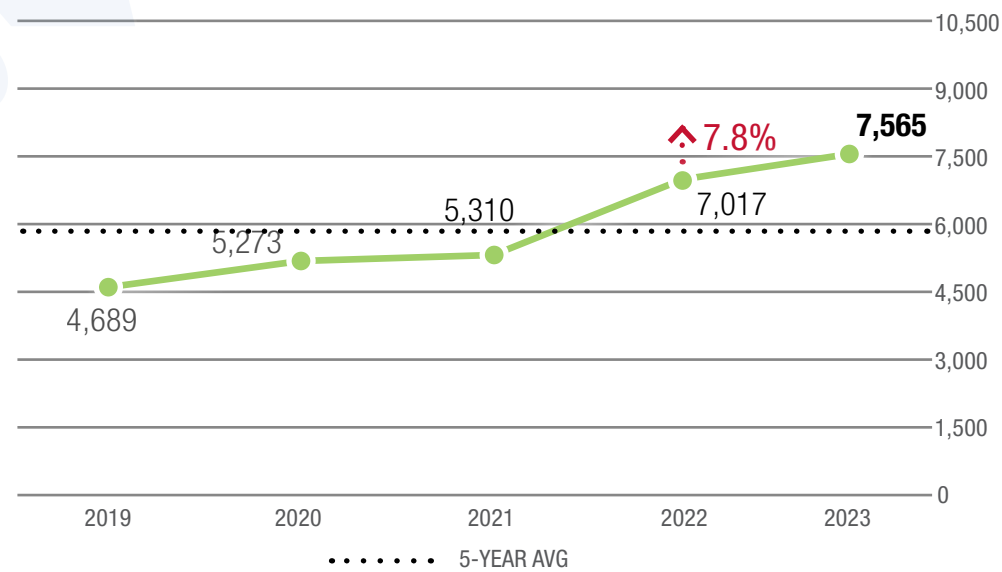


In-Stream Residential Applications

Single Family (Lots), Townhouse & Apartment (Units)

- > The total number of lots/units in-stream at mid-year 2023 (7,565) increased by 7.8% in the same period in 2022 (7,017).

Total Lots/Units In-Stream

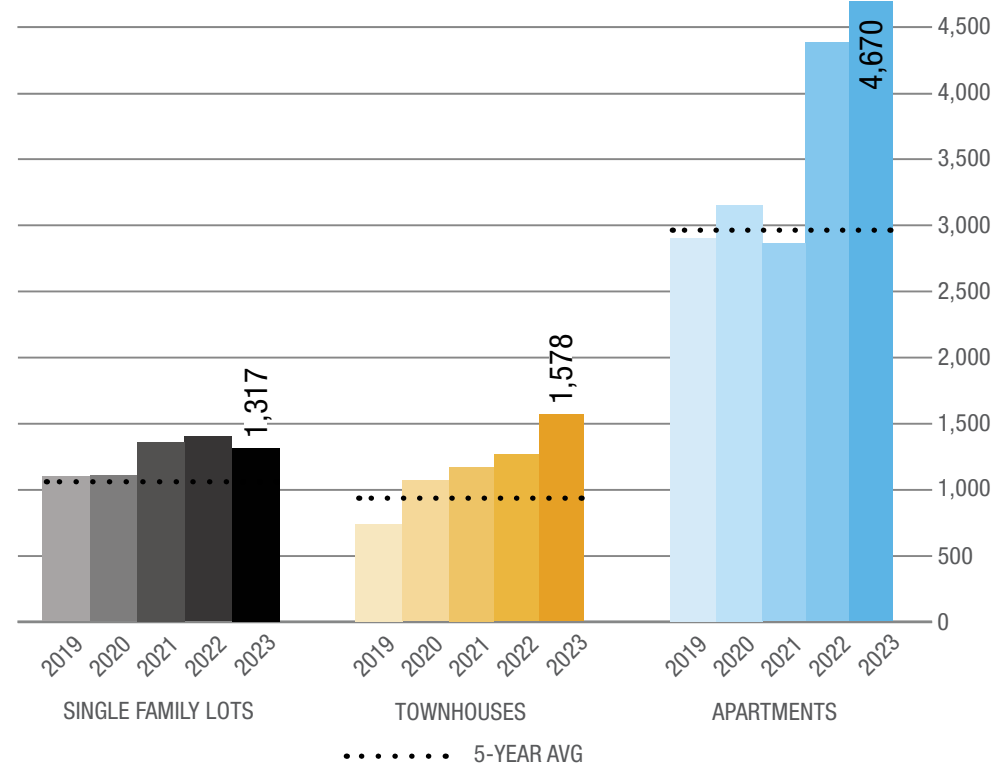


In-stream applications refer to applications currently under staff review.

Over 80% of all in-stream lots or units at mid-year were multi-family units.

All residential unit types remained above the 5-year average.

Lots/Units In-Stream by Type

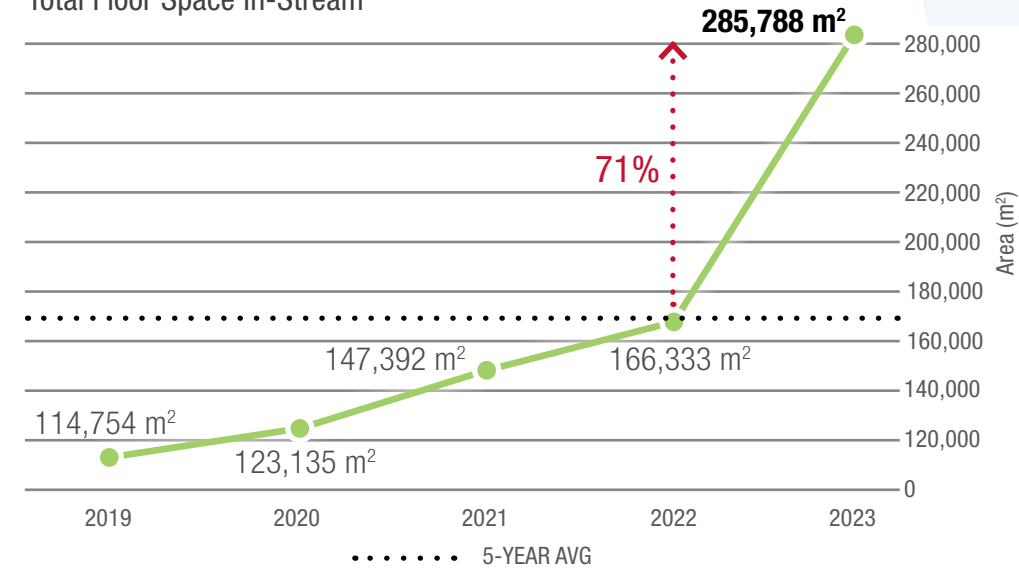


In-Stream ICI Applications

Institutional, Commercial, & Industrial Floor Space

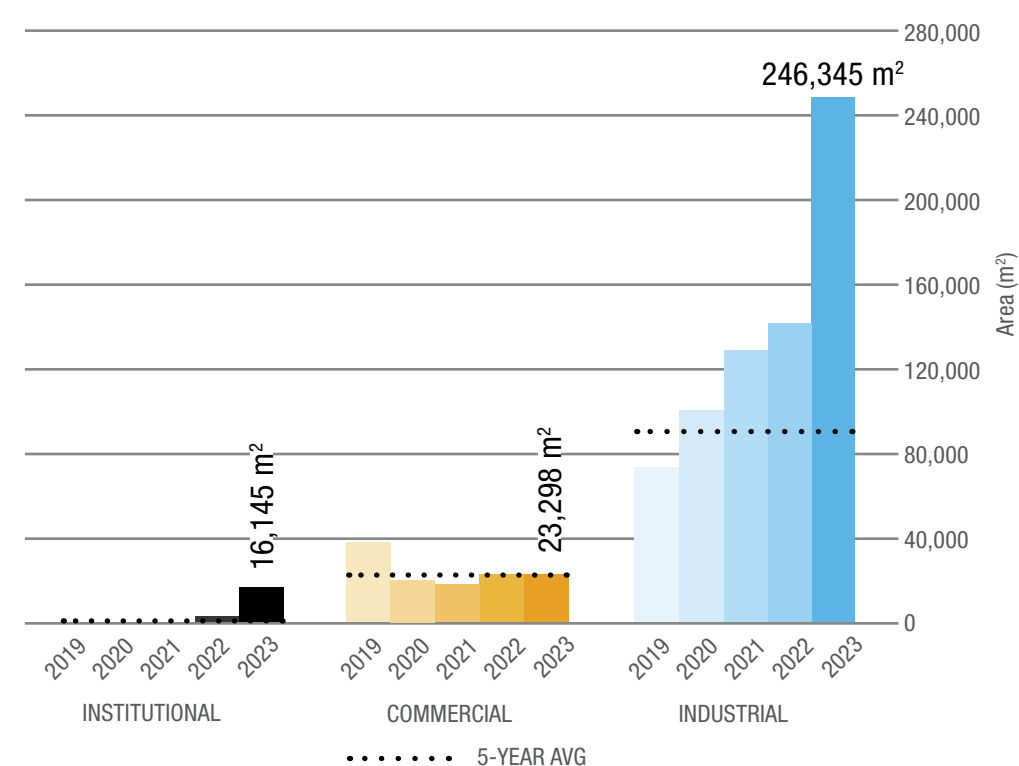
- > The total number of new ICI (Industrial, Commercial, and Institutional) in-stream floor area increased by over 71% in the same period in 2022 (166,333 m²) and reached a record high of 285,788 m².

Total Floor Space In-Stream



Total in-stream ICI floor area increased due to a consistent surge of Industrial applications.

Floor Space In-Stream by Type



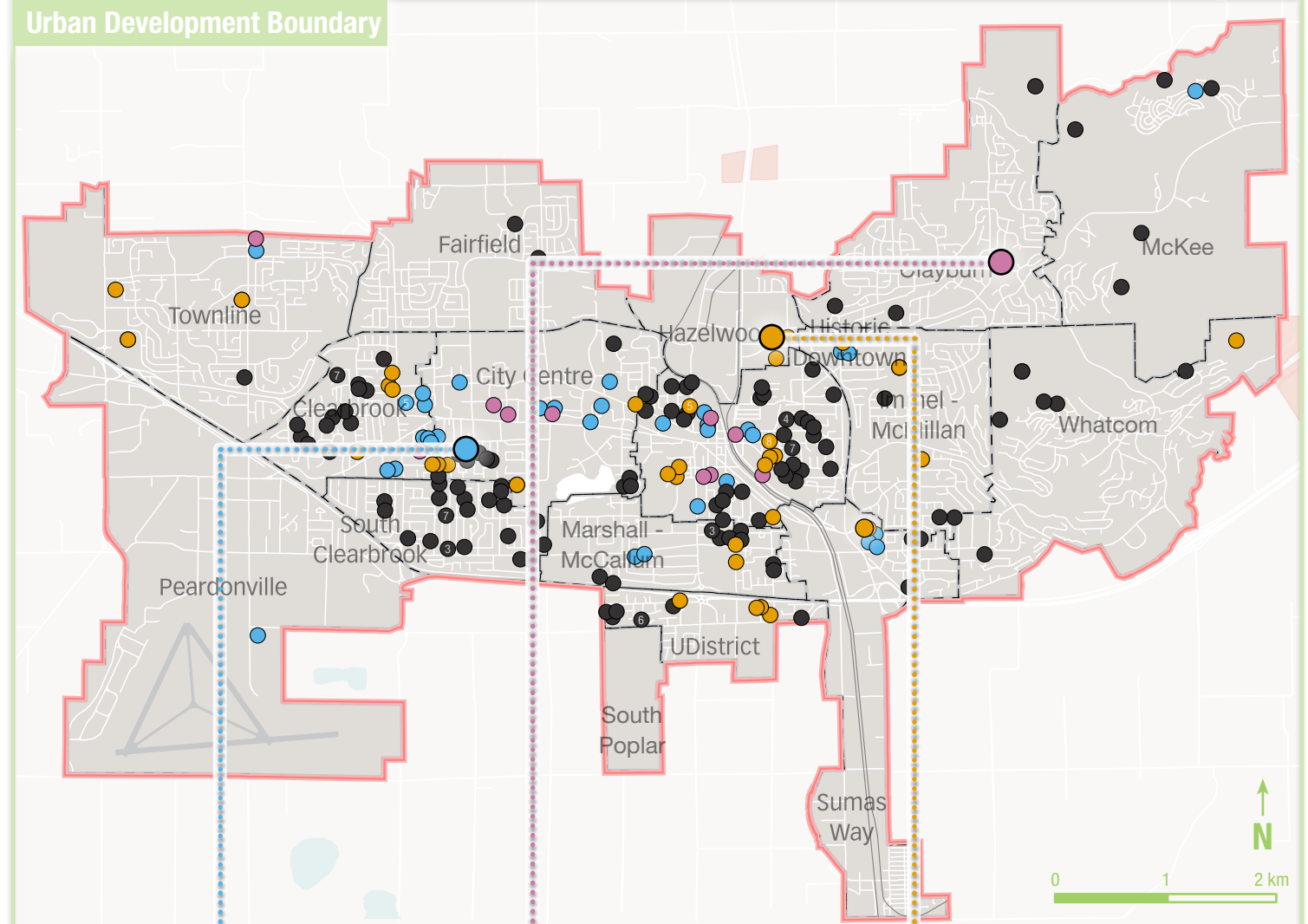
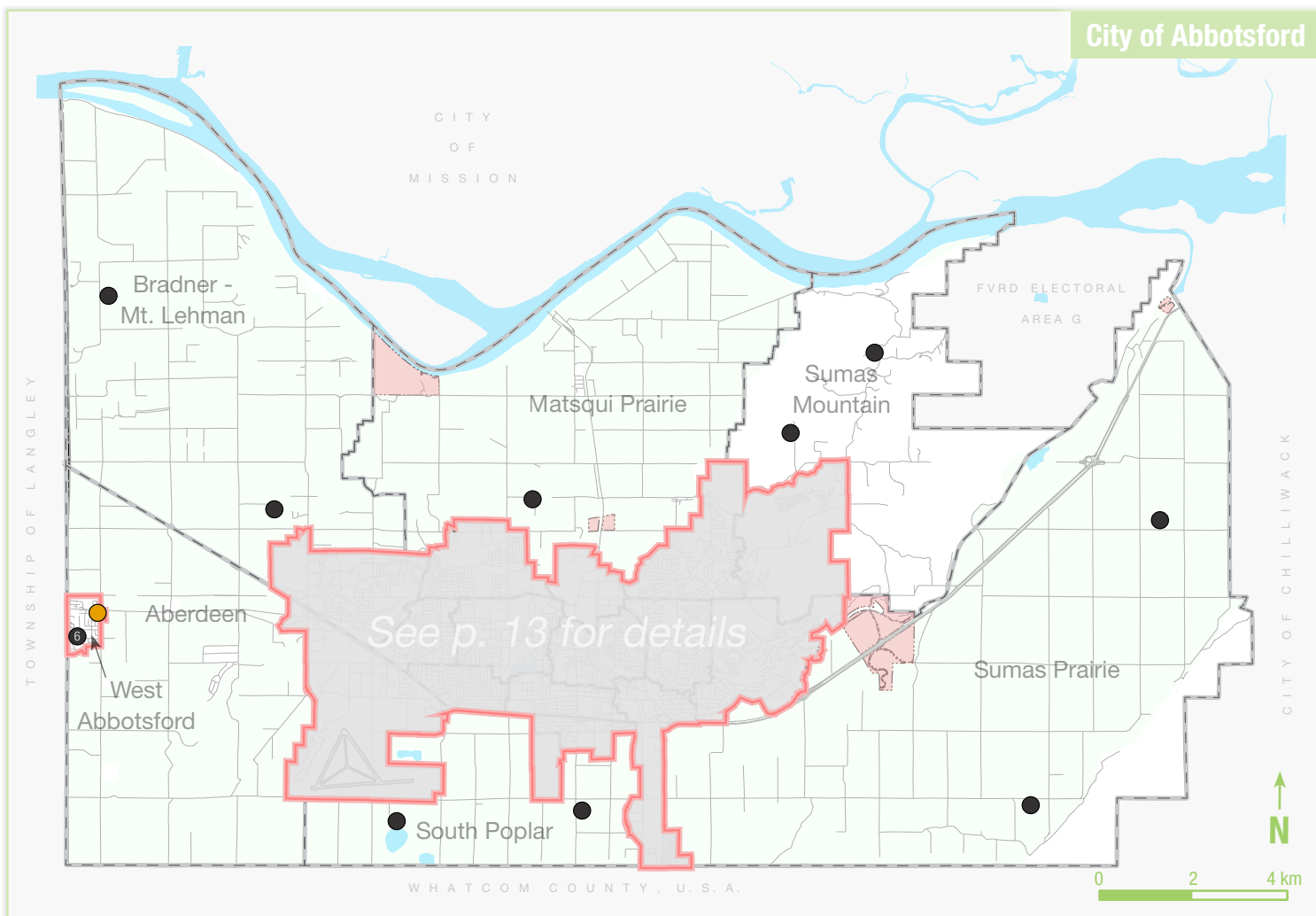
In-stream Industrial floor area and Industrial floor area reached record highs of 246,345 m² and 16,145 m² respectively.

In-Stream Residential Applications

Application Type

- Single Family
- Townhouse
- Apartment
- Mixed-Use

- Urban Development Boundary
- Community Boundaries
- Agricultural Land Reserve
- First Nations



2558 Adelaide Street
90 Apartments



3442 Old Clayburn Road
156 Apartments, 162 Townhouses & CRU



34010 Maclure Road
69 Townhouses

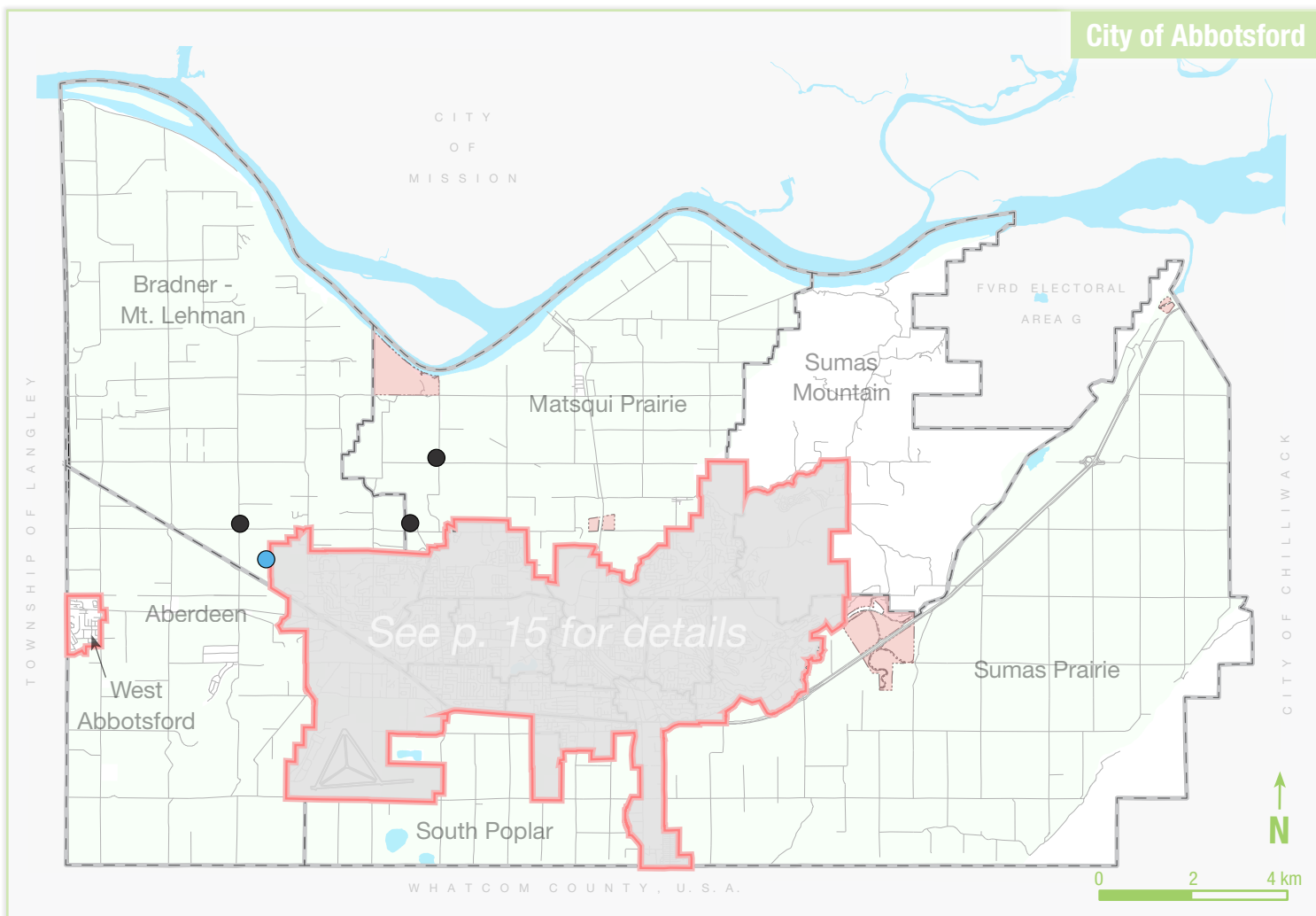


In-Stream ICI Applications

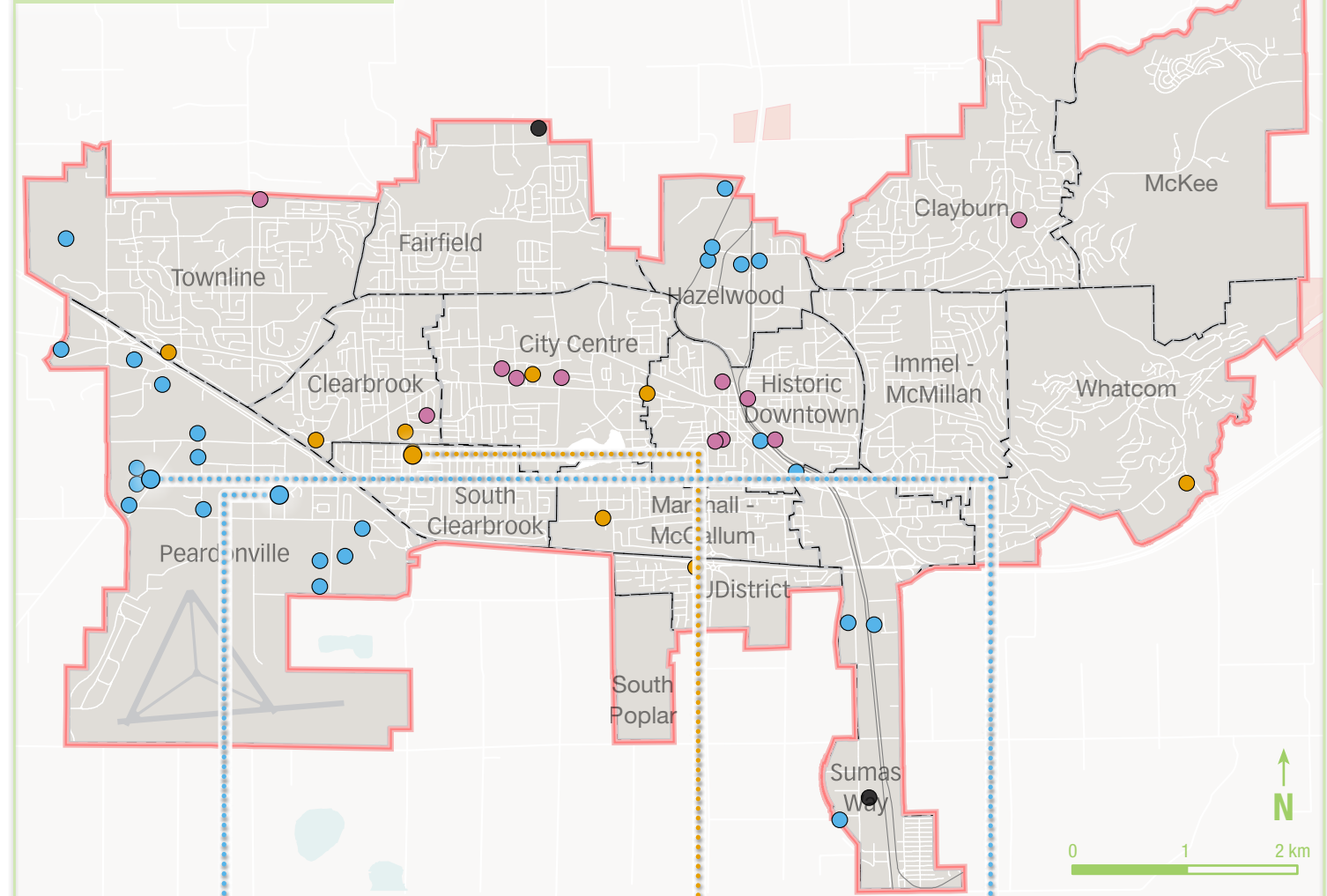
Application Type

- Institutional
- Commercial
- Industrial
- Mixed-Use

- Urban Development Boundary
- Community Boundaries
- Agricultural Land Reserve
- First Nations



Urban Development Boundary



2138 Carpenter Street
4,003 m²

IND



2372 Clearbrook Road
1,220 m²

COM



2180 Iron Mills Court
5,060 m²

IND

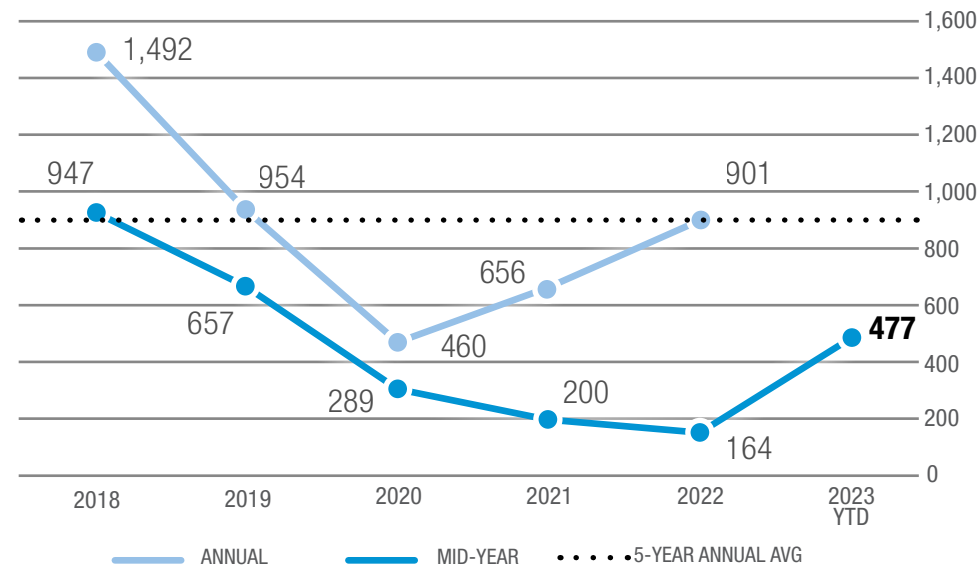


Approval & Issuance

Number of Residential Lots/Units Approved

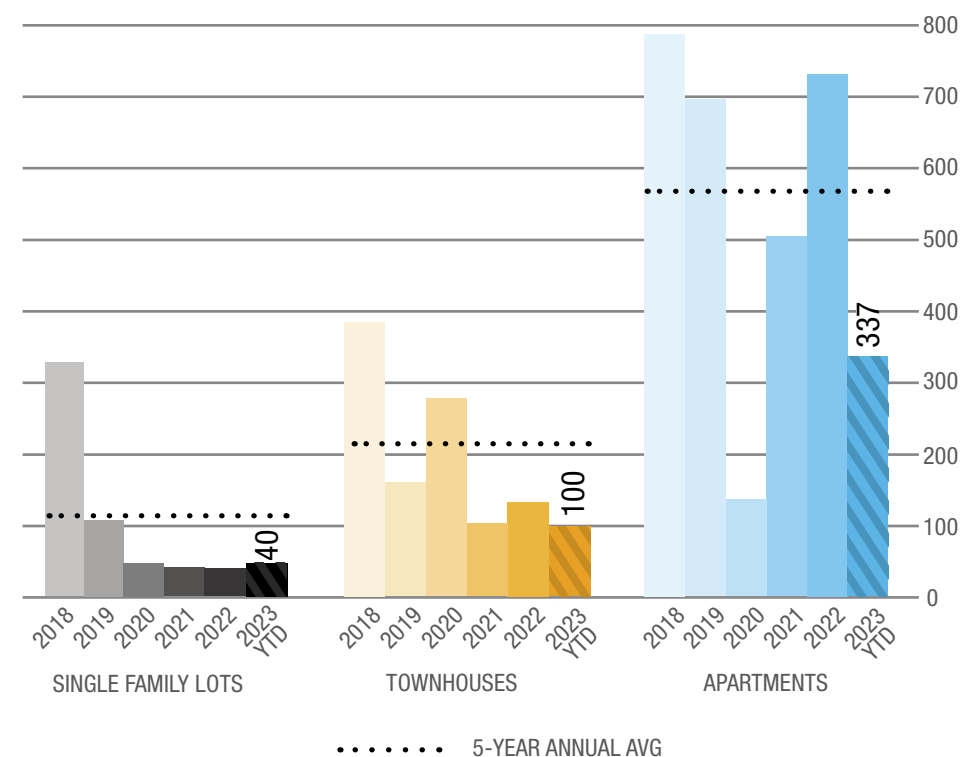
> The total number of units approved by mid-year 2023 (477) nearly tripled the total number from mid-year 2022.

Total Lots/Units Approved



Over 90% of approved units by mid-year 2023 were multifamily units.

Lots/Units Approved by Type

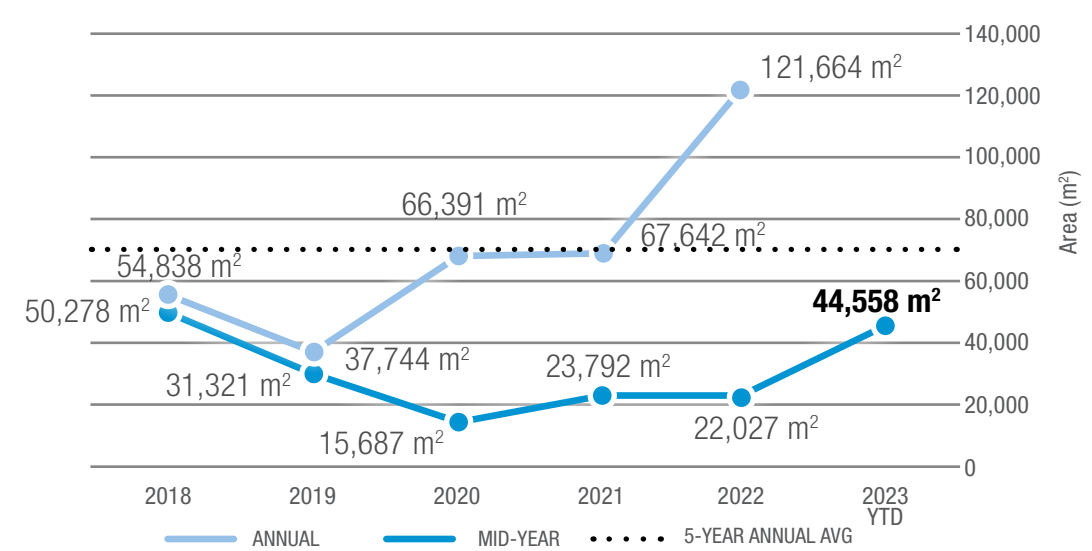


Approval & Issuance

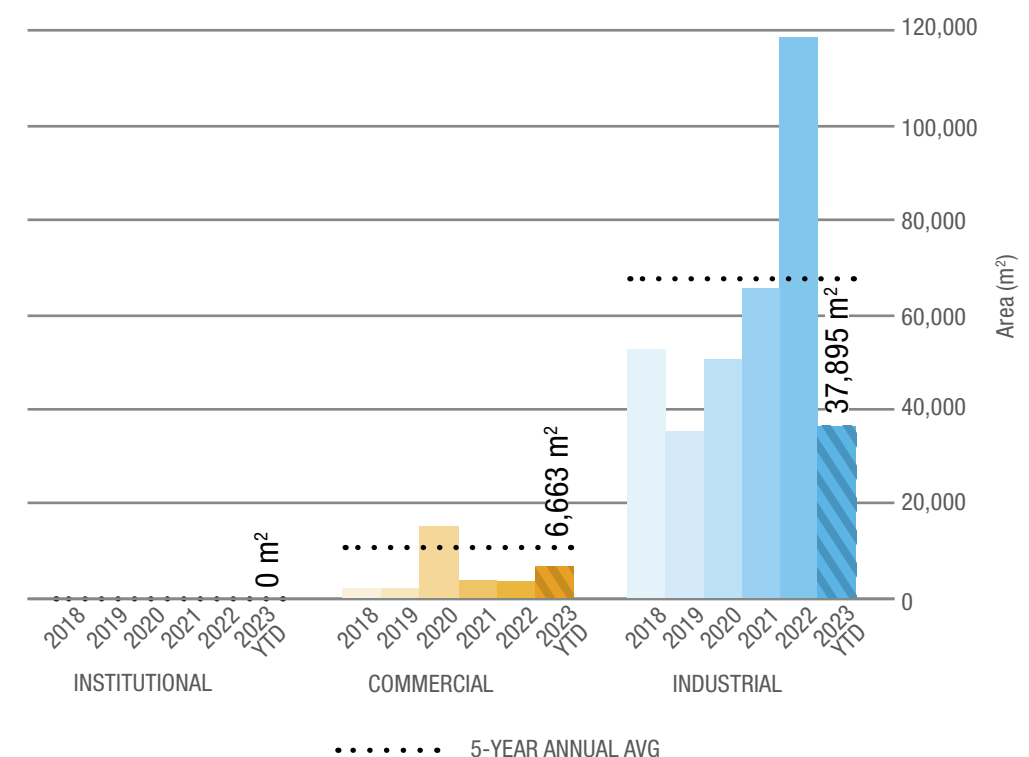
New ICI Floor Area Approved

> The total number of approved ICI (Industrial, Commercial, and Institutional) floor area (44,558 m²) doubled compared to the previous year.

Total Floor Area Approved



Floor Area Approved by Type



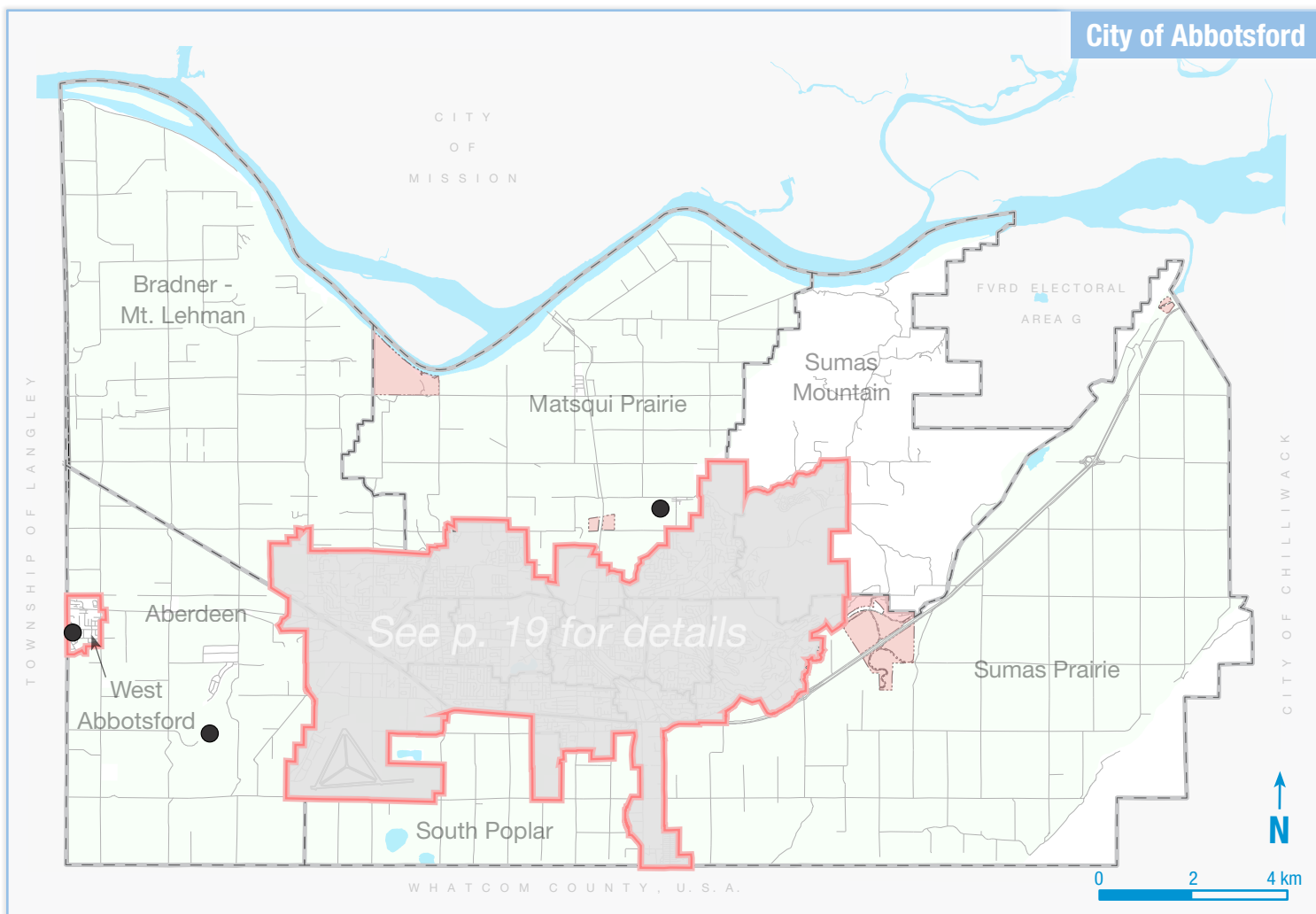
Industrial floor space approvals are on pace to meet the five-year average by year end.

Approved Residential Applications

Application Type

- Single Family
- Townhouse
- Apartment
- Mixed-Use

- Urban Development Boundary
- Community Boundaries
- Agricultural Land Reserve
- First Nations



33160 Plaxton Crescent
43 Apartments + CRU

MU



2886 Montrose
79 Townhouses

TH

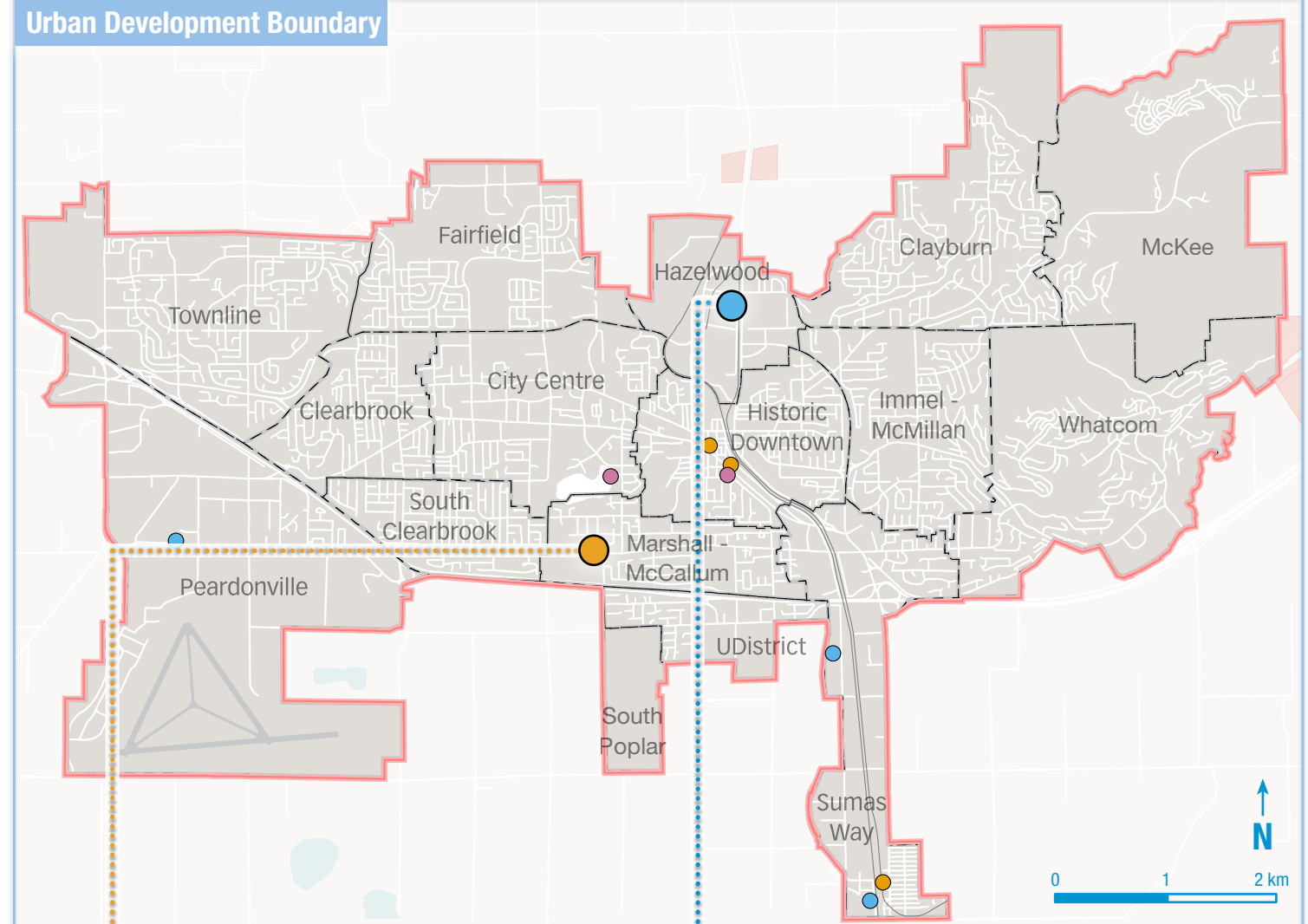
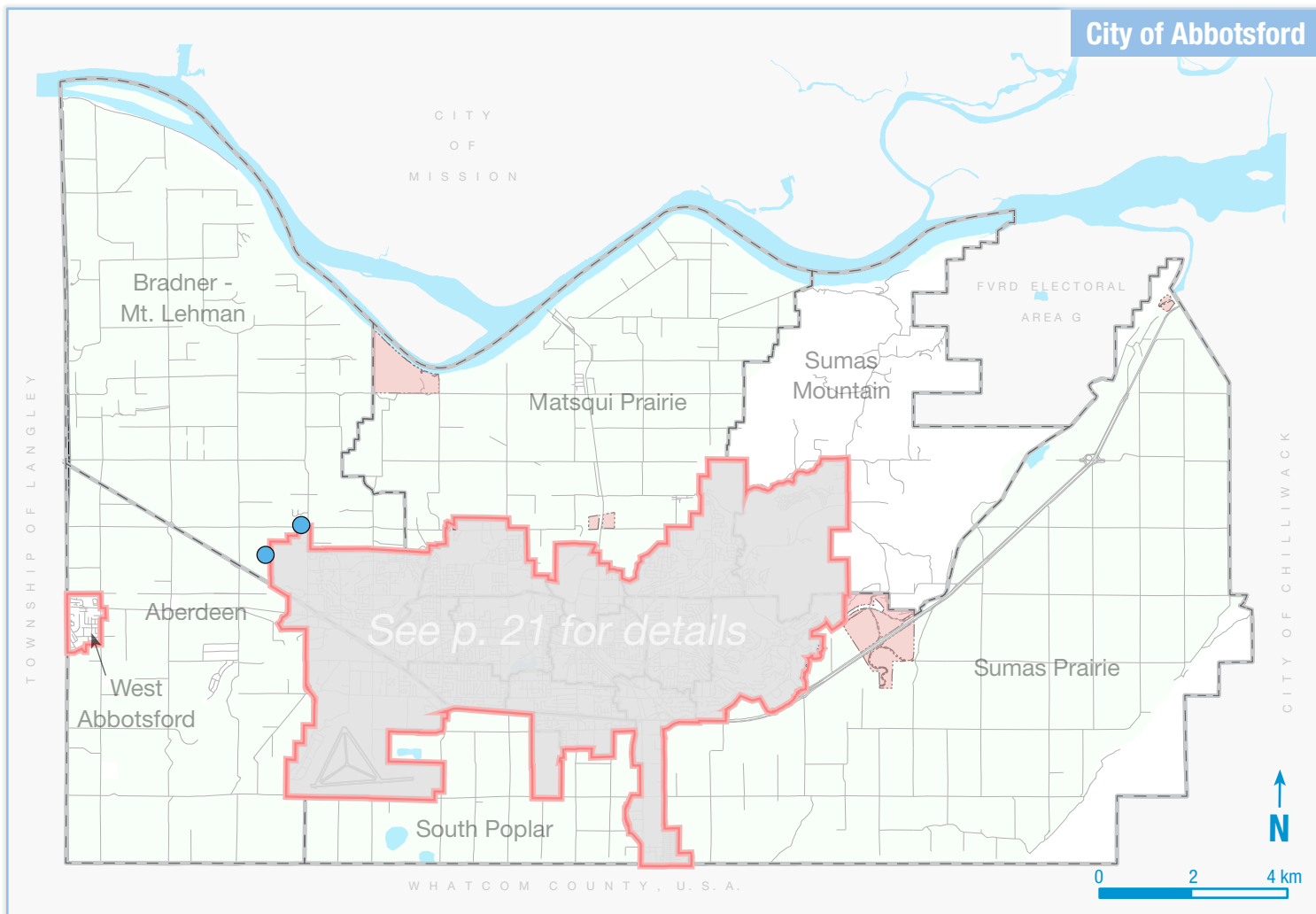


Approved ICI Applications

Application Type

- Institutional
- Commercial
- Industrial
- Mixed-Use

- Urban Development Boundary
- Community Boundaries
- Agricultural Land Reserve
- First Nations



2018 Primrose Avenue
5,381m²



33850 Industrial Avenue
2,171m²

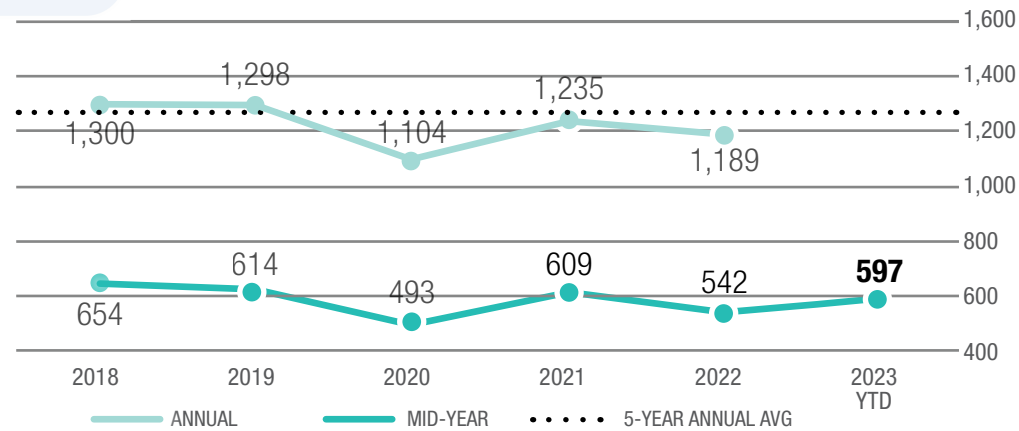


Construction

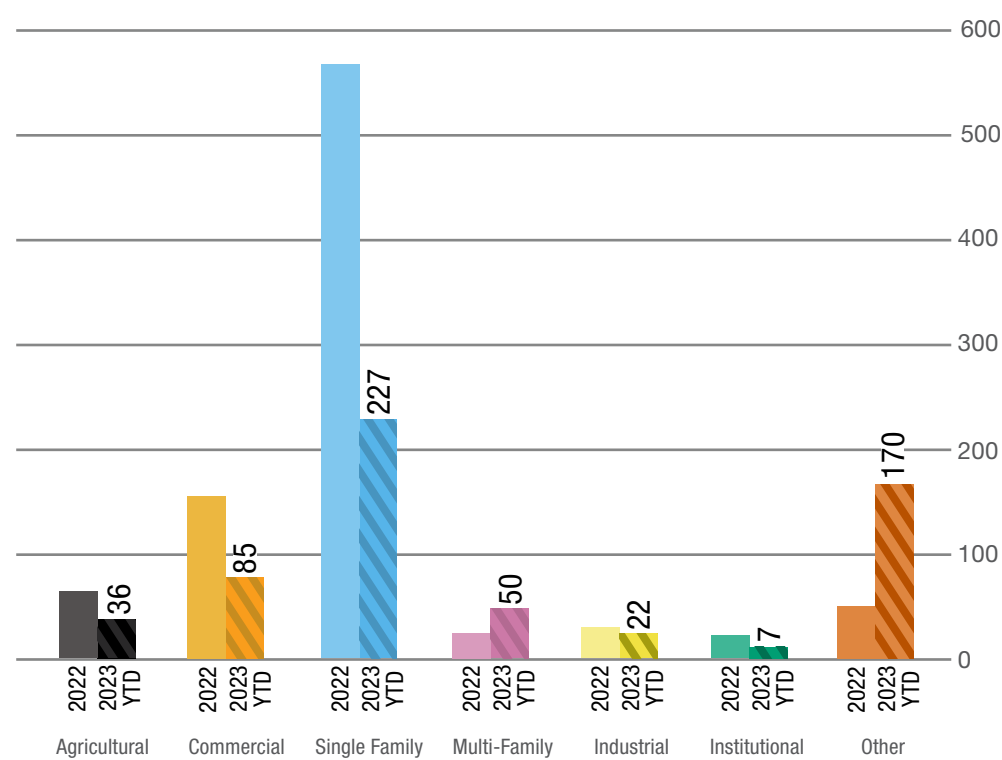
Building Permits (Number)

> The number of building permits issued in the first half of 2023 increased by 55.

Total Building Permits Issued



Total Number of Building Permits Issued by Type



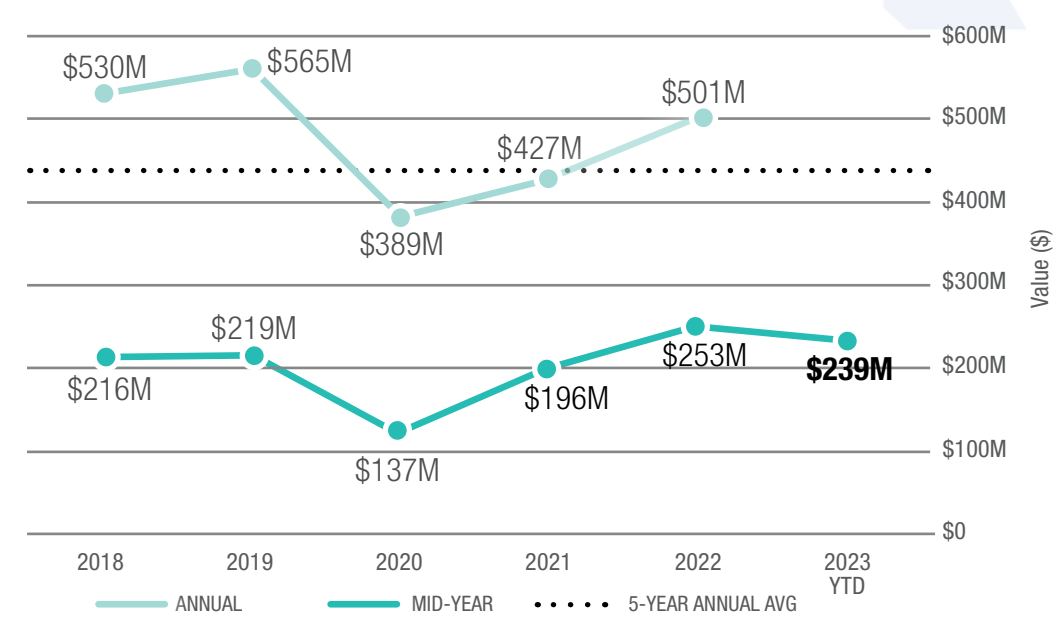
The number of mid-year agricultural, industrial, and commercial building permits remained generally on par with the previous annual totals, with a significant decrease in single family permits, and a increase in multi-family building permits.

*Note: historical building permit values have been revised from previous reports to remove plumbing permits. Plumbing permit construction value is captured in the building permit construction value in accordance with Building Bylaw, 2018.

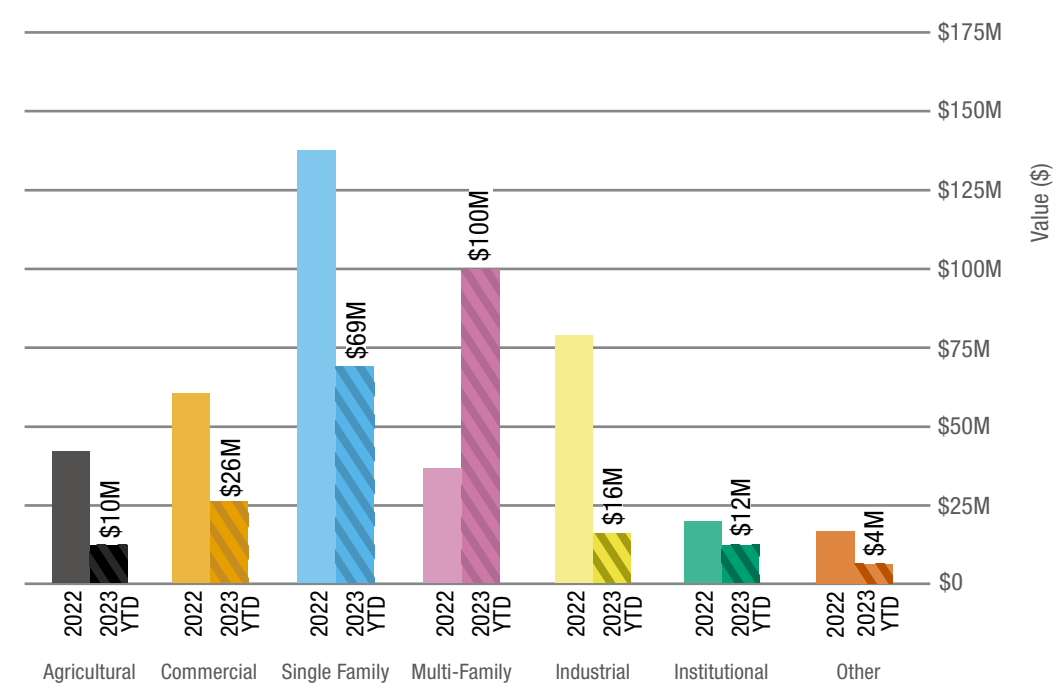
Building Permits (Value)

> Mid-year total construction value decreased by \$14M compared to 2022.

Total Value of Building Permits Issued



Total Construction Value of Building Permits Issued by Type



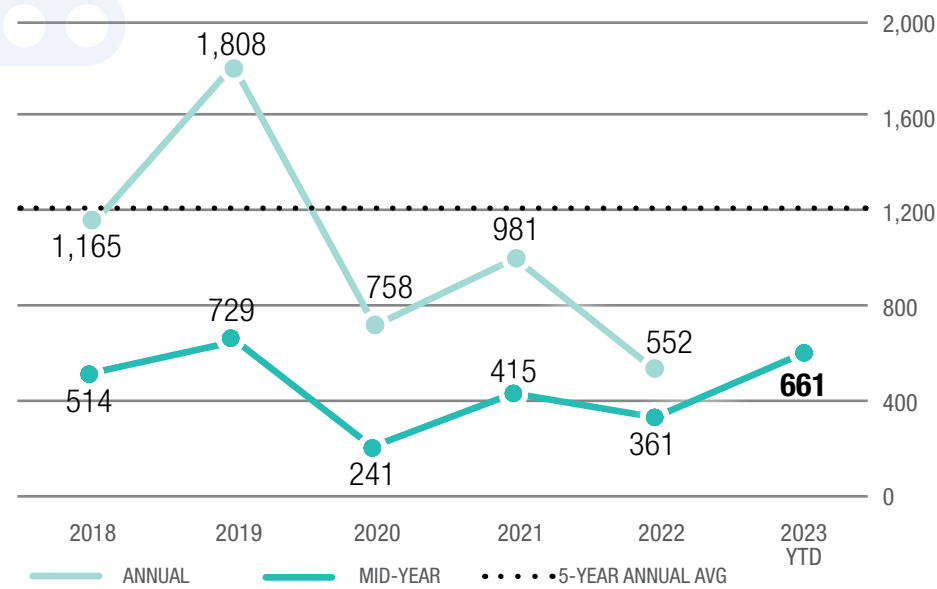
Multi-family permit values have seen a dramatic increase compared to 2022, while single family permit values have decreased in comparison.

*Note: total construction values have been rounded to the nearest million.

Construction

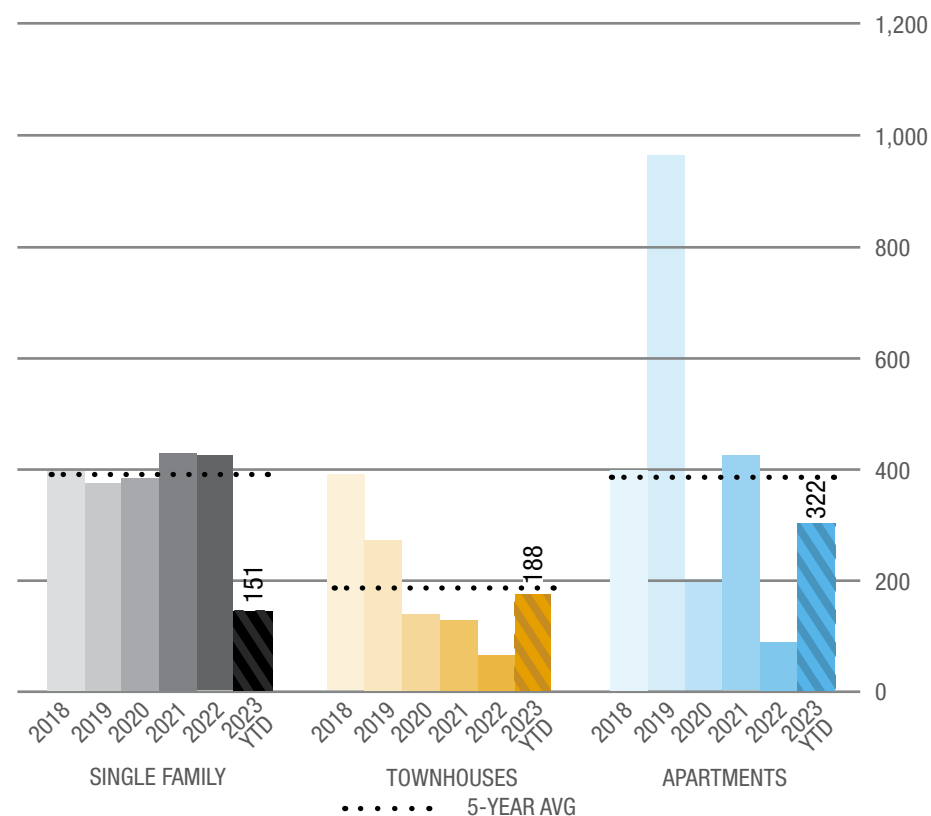
Single Family, Townhouse & Apartment Units (New Construction & Improvements)

Total Number of New Units



New residential unit construction almost doubled in comparison to mid-year 2022.

New Units by Type

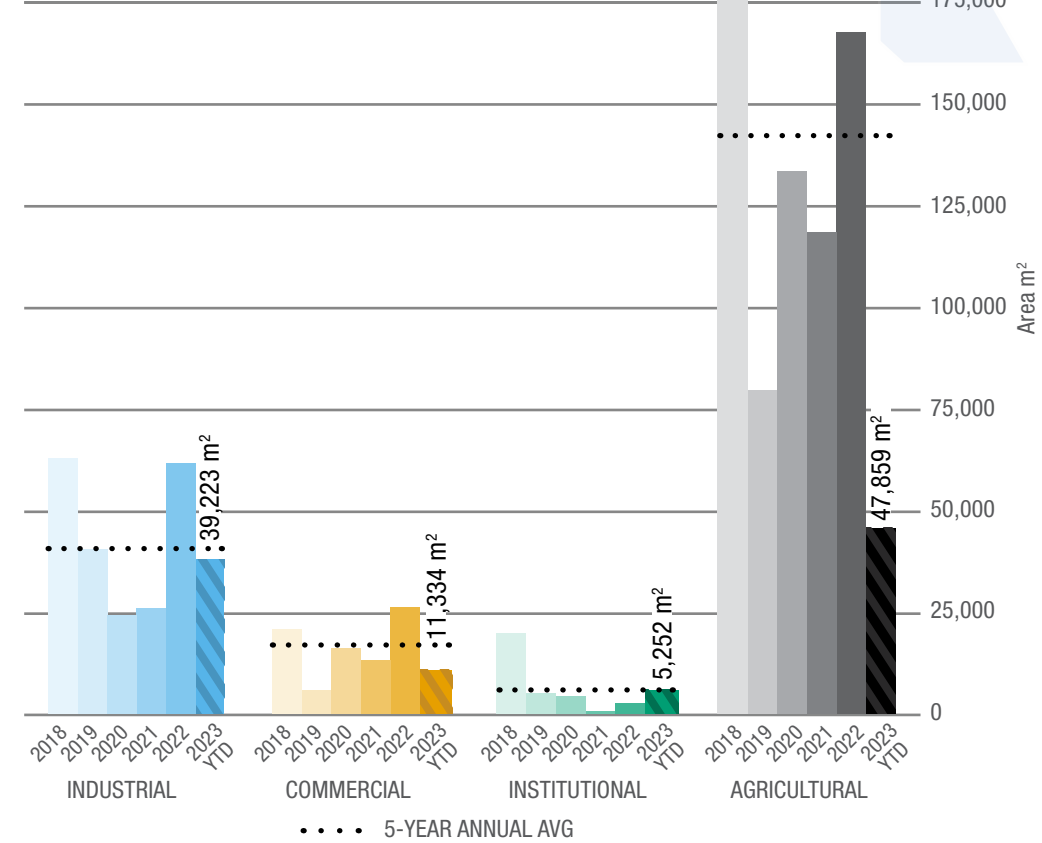


New single family units are not on pace to meet the 5-year average at year end, while new townhouse and apartment units should exceed the 5-year average at year end.

Construction

Institutional, Commercial, Industrial & Agricultural Floor Area (New Construction & Improvements)

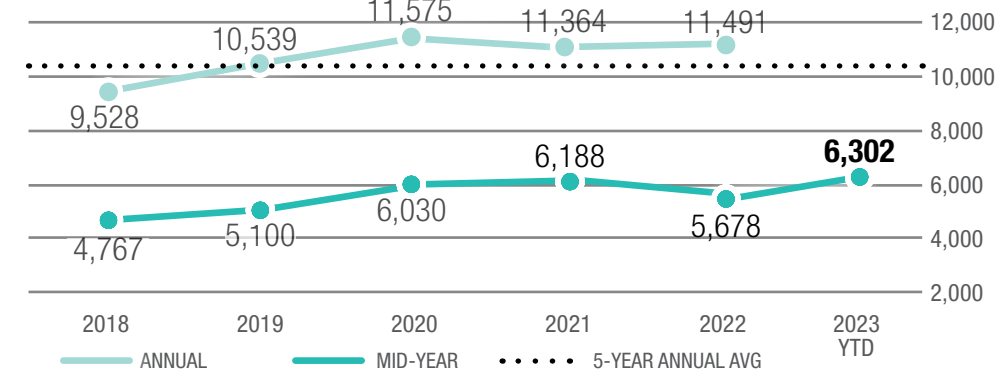
New Floor Area by Type



Agricultural floor area accounted for 46% of new non-residential construction and improvements, while industrial and commercial floor area are on pace for higher than the 5-year average.

Building Inspections*

Total Number of Building Inspections

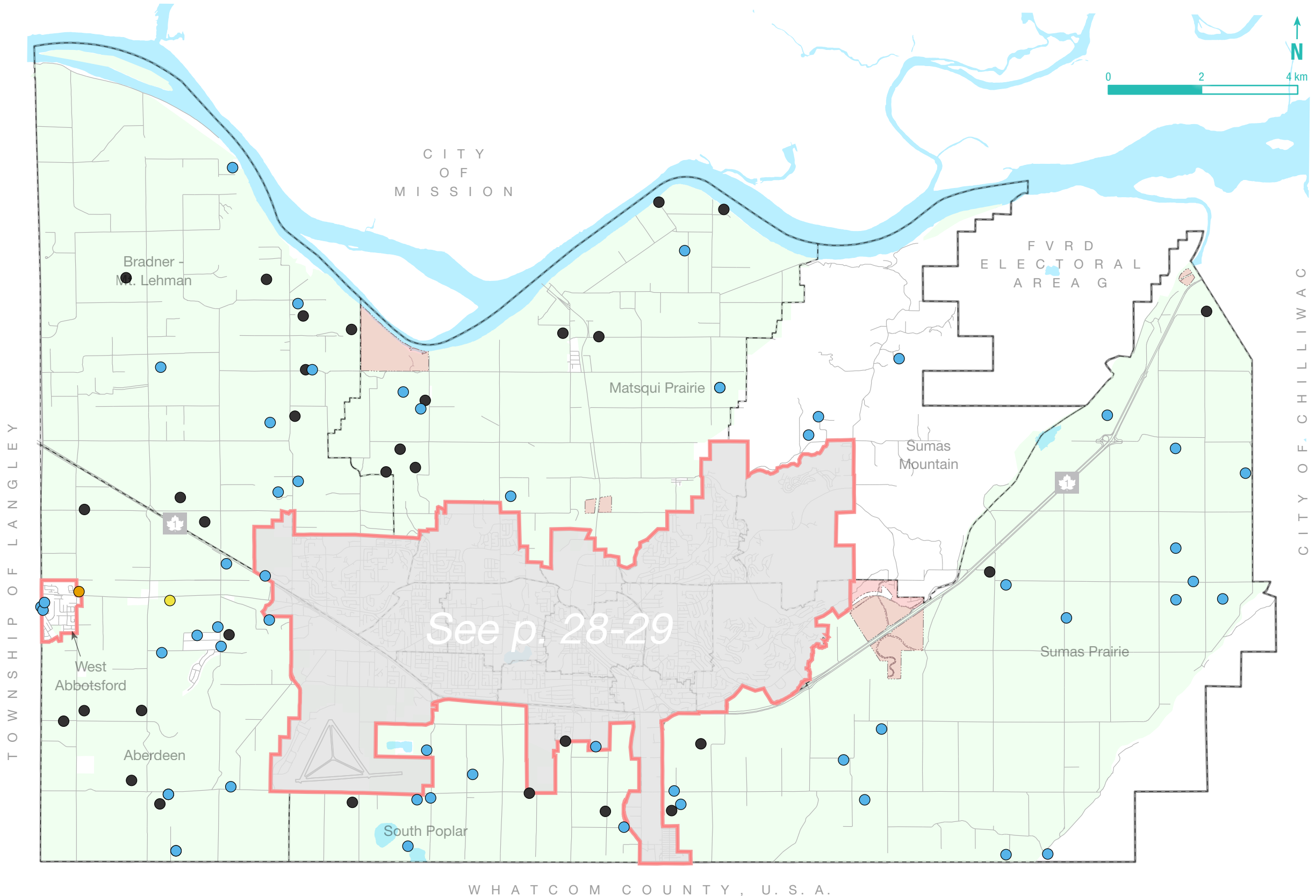


The number of building inspections for the first half of 2023 is the highest it has been since 2018.

*Note: building inspection values have been revised from previous reports, and 2021 inspection information was mistakenly reported as a result of the transition process. The 2022 values reflect the correct inspection figures.

Issued Building Permits

New Construction & Improvements



- Construction Type**
- Agricultural
 - Single Family
 - Commercial
 - Industrial
- Urban Development Boundary**
- Community Boundaries**
- Agricultural Land Reserve**
- First Nations**

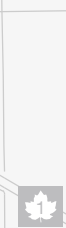
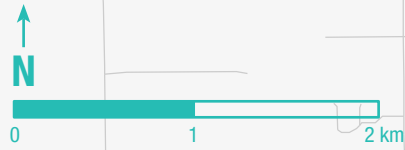
Building permit applications for new construction and improvements (with a construction value of \$50,000 and greater) approved in 2023. Includes new single family dwellings (including secondary suites and coach houses), mixed use developments, agricultural, commercial, industrial, and institutional construction/floor space.

Excludes permits for blasting, antenna, communication tower, signage, sprinklers, site services, swimming pools, retaining walls and noise variance.

WHATCOM COUNTY, U. S. A.

Issued Building Permits

New Construction & Improvements

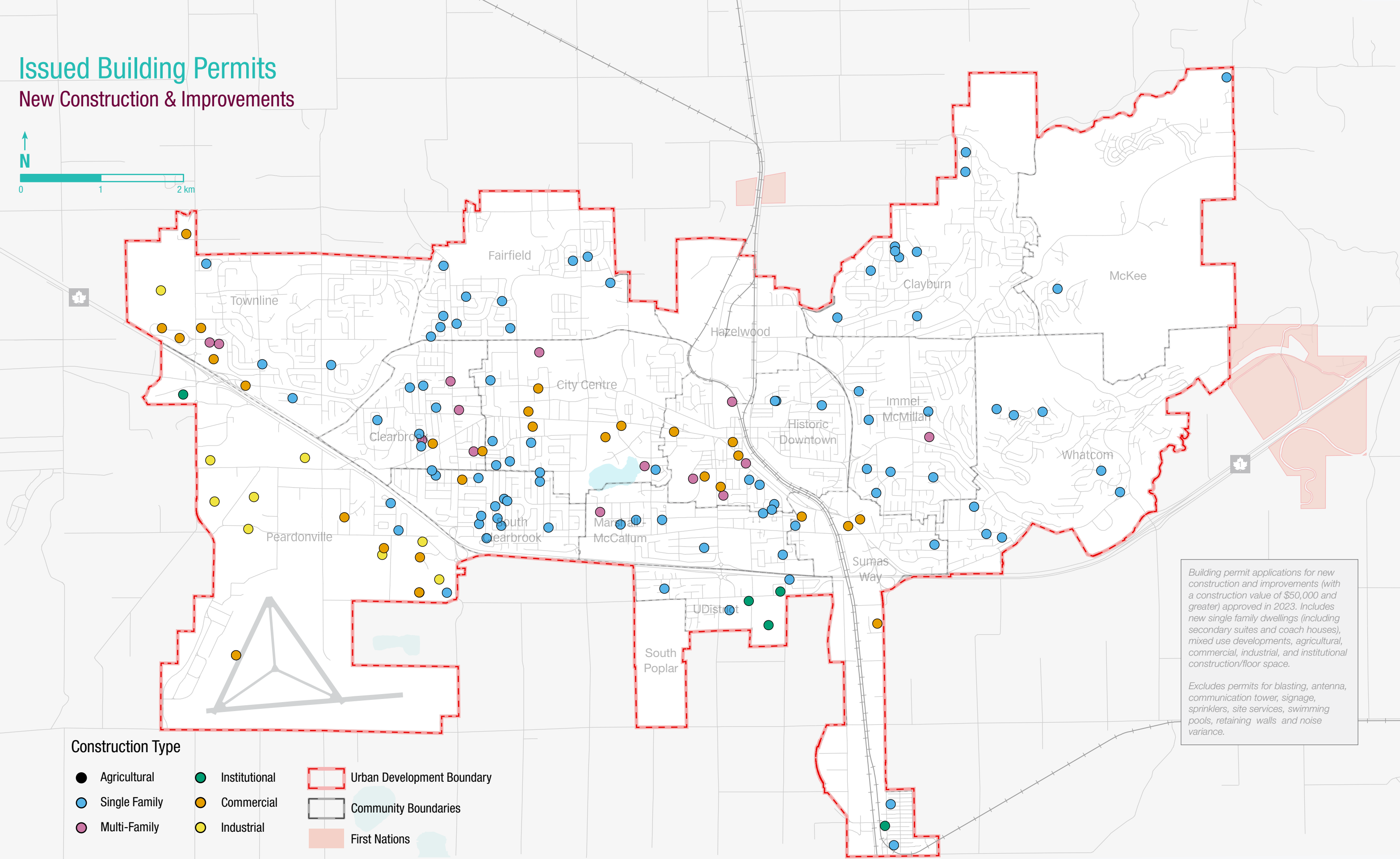


Construction Type

- Agricultural
- Single Family
- Multi-Family
- Institutional
- Commercial
- Industrial
- ▭ Urban Development Boundary
- ▭ Community Boundaries
- ▭ First Nations

Building permit applications for new construction and improvements (with a construction value of \$50,000 and greater) approved in 2023. Includes new single family dwellings (including secondary suites and coach houses), mixed use developments, agricultural, commercial, industrial, and institutional construction/floor space.

Excludes permits for blasting, antenna, communication tower, signage, sprinklers, site services, swimming pools, retaining walls and noise variance.



2023 Current Initiatives



The **OCP Update** is a comprehensive planning process to review and update Abbotsford's Official Community Plan land use and growth policies.



The **Sign Bylaw Update** is a comprehensive process to make the City's Sign Bylaw more contemporary, user-friendly, and aligned with the Official Community Plan, streamlining the sign permit application process and encouraging a high standard of quality and design.



The **McKee Neighbourhood Plan** will develop a vision for new residential neighbourhoods anchored by a neighbourhood centre and connected with trails, parks and open spaces.

JAN OCP Update

JANUARY 2023
Council identified an Update to the Official Community Plan as a Goal and Priority Action in the 2022-2026 Strategic Plan.

FEB Sign Bylaw

FEBRUARY 2023
Staff introduced the Sign Bylaw Update to Council on February 6, 2023, with the goal of streamlining the sign permit application process, increasing the options for business identification, and encouraging a high standard of design, quality, and safety.

MAR OCP Update

MARCH 2023
Council approved the project budget for the OCP Update.

APR OCP Update

APRIL 2023
Staff began background research for the OCP update and preparation of an engagement strategy. The project team is closely monitoring Provincial work on potential changes to housing legislation expected in Fall 2023.

MAY Development Application Process Review

MAY 2023
PDS began an examination of current procedures for receiving, evaluating, and approving various development applications. The goal of this review is to simplify development application procedures to enhance customer experiences.

JUN McKee Neighbourhood Plan

JUNE 2023
Council adopted the McKee Neighbourhood Plan on June 26, 2023, after giving first and second reading on April 24, 2023, and holding a public hearing on June 12, 2023.

D3 Project - Phase 1

APRIL 2023
Staff implemented an update to the building permit approval processes through the D3 project. This included a new customer centric webpage which provides each building permit customer with their own unique resources to support successful permit applications. Staff continue to enhance online building permit tracking for customers.

Sign Bylaw

APRIL - MAY 2023
Staff drafted the updated Sign Bylaw and conducted public engagement through Let's Talk Abbotsford and outreach to key stakeholders, including the Abbotsford Downtown Business Association and local sign companies. Staff presented the draft bylaw to Council Committees for feedback and received endorsement of the draft bylaw.

Q1

Development Application Process Review

MAY - DECEMBER 2023
This project builds on the Building Division's D3 project by examining the processes in place to receive, assess and approve a broad range of development applications. This review is designed to identify barriers to address, explore potential improvements, and streamline processes. This review is driven by a strong desire to enhance customer service and reduce timelines. Anticipated project completion is December 2023.

Q2

For updated information on our planning initiatives, please visit:

abbotsford.ca/business-development/community-planning

City of Abbotsford
32315 South Fraser Way
Abbotsford, BC V2T 1W7
604-853-2281
www.abbotsford.ca

